

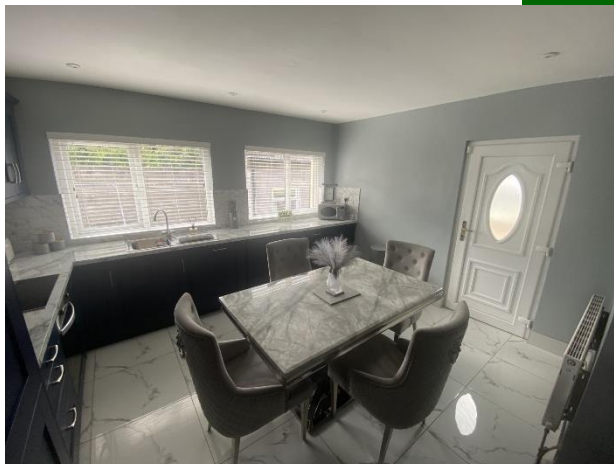


11 Singland Park, Garryowen, Limerick



Guide Price

€190,000





GVM Auctioneers are delighted to introduce to the market 11 Singland Park, Garryowen. This well appointed three-bedroom semi detached home is situated in a very convenient location within walking distance of the city centre location.

The property is standing on a fantastic elevated site overlooking a large green area. Overall this home has been well maintained and would be ideal for either an owner occupier looking for a reasonable entry point to the market, a right sizer or a shrewd investor seeking a good return on their investment. All essential amenities are close by including shops, cafes, pubs, restaurants, sporting amenities, St Johns Hospital and Limerick Fire Station.

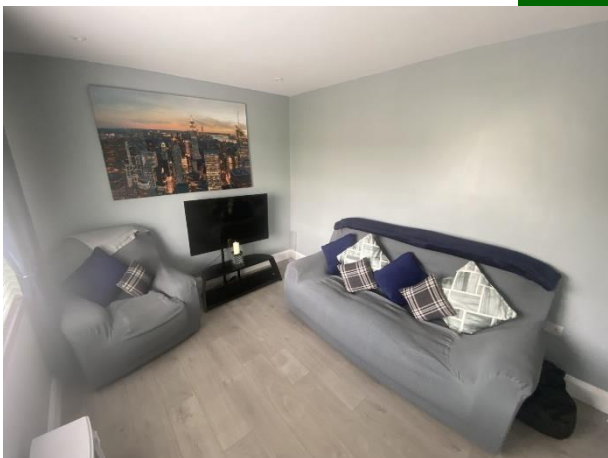
The living accommodation consists of a kitchen / living / dining area, three good sized bedrooms and shower room. Easy access to regular bus and train service at nearby Colbert Station and just 10 minutes walk from Limerick City Centre. Inspection is very highly recommended.



## Rooms:

### Entrance hallway

Tiled flooring. Alarm point.



**Family room** Laminated flooring. TV point. Recess lighting. 3.08m (10'1") x 2.07m (6'9")

**Kitchen / Dining room** Fully fitted kitchen. Built in oven and hob. Integrated units. TV Point. Recess lighting. Open fireplace. 7.01m (23'0") x 5.01m (16'5")

### Utility

Fully plumbed

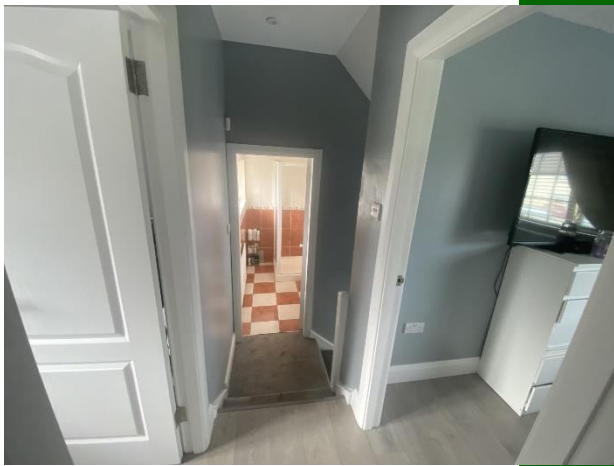


**Bedroom 1** Double bedroom. Laminated flooring. TV point. recess lighting. Built in wardrobes.

3.01m (9'11") x 4.04m (13'3")

**Bedroom 2** Double room. Laminated flooring. TV point. built in wardrobes. 3.01m (9'11") x 3.06m (10'0")





### Bedroom 3

Single room. Laminate flooring. Recess lighting.

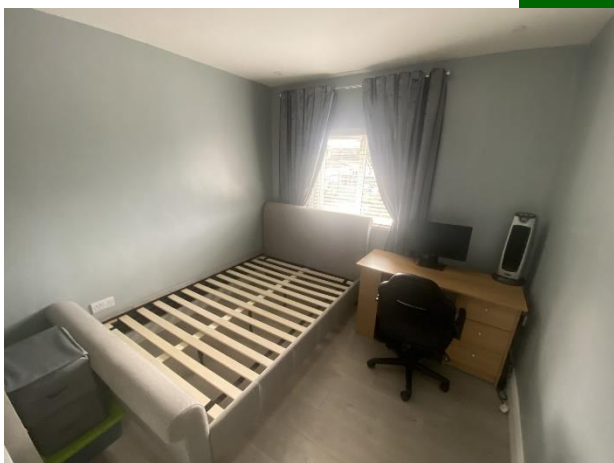
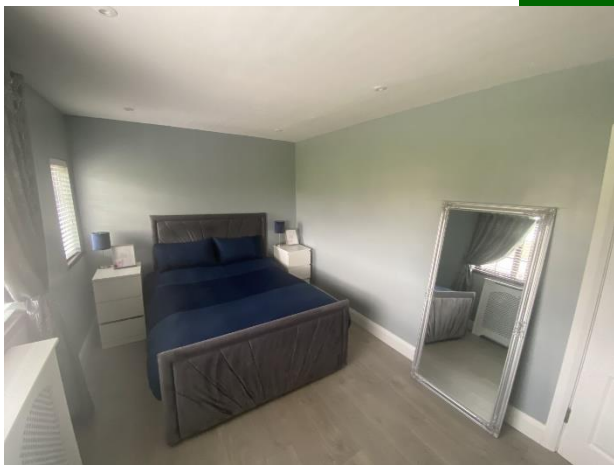
### Shower room

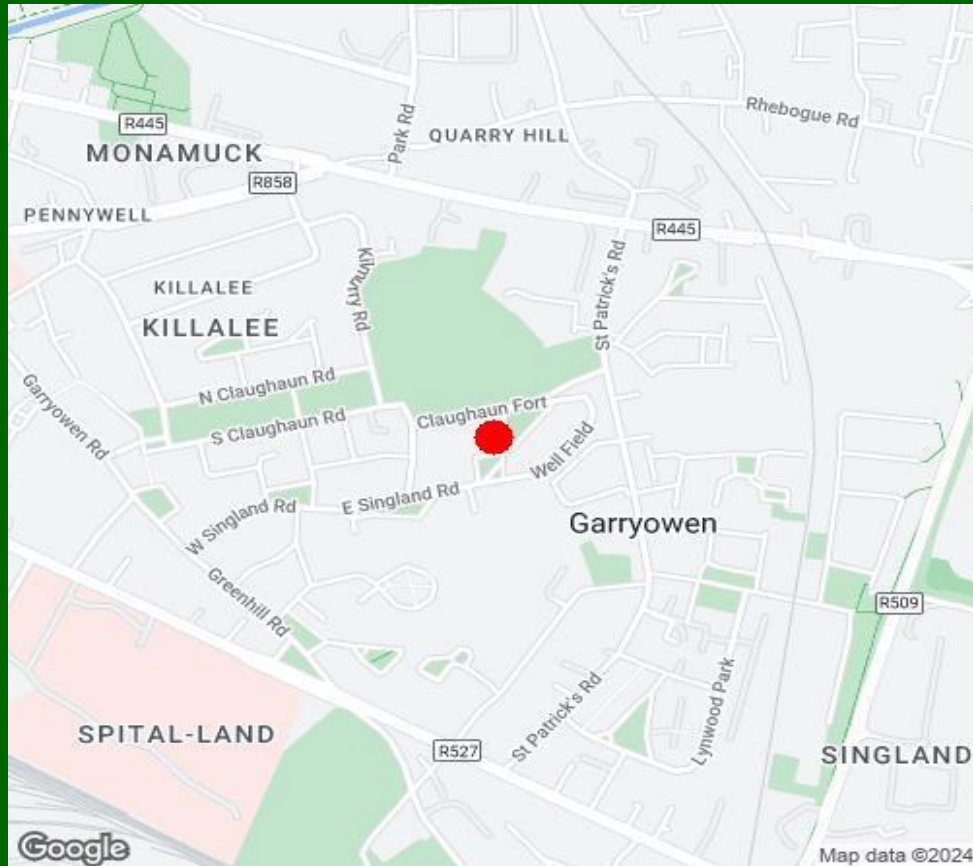
Fully tiled. Triton Electric shower fitted.

1.06m (3'6") x 2m (6'7")

### Features:

- Oil fired central heating
- Double glazed UPVC windows
- Block shed to rear
- Stira to the attic
- Attic recently insulated
- Overlooking green area
- Security alarm
- Very attractive price point
- Short walk to all amenities and the city centre





### Property Directions:

Enter eircode V94FPP2 to your mobile device to direct you straight to 11 Singland Park.

### Agent Information:

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#### Disclaimer

These particulars do not form any contract and are for guidance purposes only. Computer generated images, maps and plans are not drawn to scale and measurements are approximate and for guidance only. Intending purchasers must satisfy themselves as to the accuracy of detail given to them verbally or as part of this brochure. Such information is given in good faith and believed to be correct. However neither the vendor nor their agents shall be held liable for any inaccuracies therein.

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